



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: October 26, 2004

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: PUBLIC HEARING: Adoption of the North Albuquerque Acres Water/Sewer Feasibility document (SPR - 40003)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Resolution # _____

SUMMARY:

At the September 1, 2004 public hearing, the County Planning Commission recommended approval (6-0; Montaña excused) of a request to adopt the North Albuquerque Acres Water/Sewer Feasibility Study.

The Paseo del Norte/North Albuquerque Acres Sector Development Plan (Sector Plan) was approved by the Extraterritorial Land Use Authority on February 20, 2001. The Feasibility document was developed by the applicant to fulfill the requirement set forth in Sector Plan to conduct a Water and Wastewater Feasibility Study for the plan area. Some of the Special Development zones established by the Sector Plan are affected by the availability of community water and sewer facilities. The Feasibility document illustrates options for water and sewer services to North Albuquerque Acres. The Feasibility document suggests that the sewer system be installed before or concurrently with the water system. The primary recommendation of this study is, "that funding not be used for water and sewer systems in the North Albuquerque Acres area that instead could be used in areas for which the threat of and actual groundwater contamination from on-site septic systems is much higher or more imminent. However, if dedicated funding is available, the sewer system should be installed first. The Sub-urban scenario is preferred because it better meets the needs of the area.

At the County Planning Commission hearing on September 1, 2004, the Bernalillo County Office of Environmental Health presented the fact that most of North Albuquerque Acres was part of a Critical Management Area. The members of the Planning Commission asked the applicant to disclose the information about the Critical Management Area in the Feasibility document as a condition of approval. This has been accomplished by the applicant and is included in the current Feasibility document.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (September 3, 2004)
2. County Planning Commission Information Packet
3. North Albuquerque Acres Water/Sewer Feasibility Study (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING, AND PLANNING DEPARTMENT:

Staff recommends approval.